
CHECKLIST & TABLE OF CONTENTS

APPLICANT: City of Brunswick

NAME OF SUSTAINABLE COMMUNITY: City of Brunswick

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** City of Brunswick

Legal Name of Applicant: City of Brunswick

Federal Identification Number: 52-6000779

Street Address: 1 West Potomac Street

City: Brunswick	County: Frederick	State: MD	Zip Code: 21716
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Phone No: (301) 834-7500	Fax: 301-694-6040	Web Address: www.brunswickmd.gov
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Sustainable Community Contact For Application Status:

Name: Carrie Myers	Title: Grants Coordinator
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Address: 1 West Potomac Street	City: Brunswick	State: MD	Zip Code: 21716
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Phone No: 301-834-7500 x1	Fax: 301-694-6040	E-mail: assistant@brunswickmd.gov
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Person to be contacted for Award notification:

Name: Carrie Myers	Title: Grants Coordinator
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Address: 1 West Potomac Street	City: Brunswick	State: MD	Zip Code: 21716
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Phone No: 301-834-7500 x1	Fax:	E-mail: assistant@brunswickmd.gov
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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Frederick

Name of Sustainable Community: City of Brunswick

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The boundary of the Sustainable Community Area will encompass the entire corporate limits of the City of Brunswick.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 2,365.00

Existing federal, state or local designations (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input type="checkbox"/> Designated Neighborhood |
| <input checked="" type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input type="checkbox"/> Other(s): _____ | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

Brunswick elected and appointed officials have supported the principles of Smart Growth since its inception with the MD Economic Growth, Resource Protection, and Planning Act of 1992. Our annexations have been aligned with residential growth in Priority Funding Areas and preserving agriculture land outside our defined growth area as established in the City Master Plan. We believe our land use decisions have been made in the spirit of the Smart Growth doctrine.

To lead the City's efforts, Mayor Jones attended the MD Smart Growth Leadership Program offered by the University of MD in 2001. This program was designed to provide critical skills and knowledge to a diverse audience of interest. Attendees were enabled to actively participate in leading the changes in policies between their agencies and Maryland Smart Growth.

In 2005 the City developed a Community Legacy Plan. To date, four Community Legacy grants totaling \$275,000 have been acquired. Since 2004 the City has received three Community Development Block Grants totaling more than \$1,058,000.

The City has worked with MDE on projects for inflow and infiltration upgrades, as well as over \$16,000,000 worth of upgrades to the City's Waste Water Treatment Plant, which features state of the art advances in the area of enhanced nutrient reduction. These upgrades were partially funded through Chesapeake Bay Restoration funds.

In 2004 the City gained a Maryland Main Street designation. Brunswick Main Street has been working on the revitalization of the City's historic business district with the objective to create an attractive, lively city center, while maintaining the history of the community. Brunswick Main Street has been at the forefront of multiple initiatives including a facade grant through a Neighborhood Business Works Grant, that helped to beautify and revitalize six buildings in downtown. These projects produced highly visible results that lead to the further success of several businesses, made leasing of these properties more likely, and produced an attitude of change that has spilled over into other properties. Additionally, businesses were able to have quality signage produced through the same grant. In 2011, Maryland Main Street recognized the Brunswick program with an award for organizational excellence presented by DHCD Secretary Raymond Skinner.

Throughout the last decade, the City has extended municipal boundaries by over 700 acres of land through three separate annexations. One development has been completed, one is in the current stages of building, and the last will not be built for several years. Through these acquisitions, the City has worked with developers to provide over \$90 million worth of infrastructure improvements for all residents including water and waste water plant upgrades, a larger-capacity water holding tank, and road and sidewalk improvements.

Most recently, the Brunswick Council, which had previously enacted a Transit Oriented Development Ordinance, voted in January of 2012 to approve a Transit Oriented Development overlay option in the downtown southernmost gateway of the City. This option would allow for mixed use development to be constructed in the area. A local building and land owner is proposing to build a mixed use development complex, with commercial and residential components, located at this important City gateway. The Brunswick Station Development will target commuters by taking advantage of the close proximity to the MARC train station. This project will highly impact the City's future revitalization efforts.

Throughout all of the City of Brunswick's smart growth efforts, City officials and staff have made responsible decisions to ensure the success of the future build out of developments. These efforts have increased community pride and left the City poised and prepared for planned smart growth.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?

(Answer Space 4,000 characters)

Overall, the City of Brunswick is well positioned to meet smart growth objectives, however, some barriers do remain.

Brunswick Planning staff sites difficulty in enforcing certain state and county mandated regulations within our City. For instance, it is difficult to comply with certain stormwater management regulations because they prove very costly for development within the City, and are sometimes difficult to achieve with Brunswick's challenging topography. Additionally, the City would benefit from a state Transit Oriented Development designation at the new Brunswick Station Development mixed use project, however, the project doesn't contain aspects applicable for state assistance, therefore that distinction is unattainable.

Another important issue facing Brunswick is the ability for new developments and projects, beyond the 1,505 Brunswick Crossing residential houses, to meet the Adequate Public Facilities Ordinance (APFO) requirements, especially in the area of school overcrowding.

Finally, another ongoing obstacle in Brunswick is the ever increasing cost to supply public water. Brunswick's two water sources are Yourtee Springs, a natural spring which supplies water to part of the west end of the City, and the Potomac River, where the majority of the City water supply comes from. Surface water on the Potomac River is treated through the City's own water department and piped throughout town. There are higher costs in the form of labor, chemicals, and testing, and stringent regulations associated with this practice, than for cities and towns that rely on water from wells.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

The City of Brunswick is a place of diversified housing, both in size and cost. Residents can choose to live downtown or in residential areas backing to open space. Because of this variety, the vacancy rate of Brunswick homes is only 7.5%. Conversely, Brunswick has a large amount of older homes that are expensive to maintain and require extensive investments.

Brunswick is rich in old buildings, but most are historic solely because of age, not necessarily because of architectural significance. These buildings prove cost prohibitive to rehabilitate to code, therefore, the City has a high instance of absentee landlords. While the downtown area does have a historic designation, specific guidelines have never been developed or enforced by the City. Most historically significant buildings are located in the Main Street district, and that organization does provide façade improvement grants to building owners. To date, six properties have completed projects.

Community parks and recreational offerings remain one of the City's best attributes. The City has over one hundred acres of open space and parks, and is in close proximity to the Chesapeake and Ohio Canal Historic Park Towpath and the Potomac River. The Brunswick Family Campground, located adjacent to the Potomac River, is a draw for hikers, bikers, and campers coming off the towpath for overnight stays. A trail system has recently been completed through the newest development, Brunswick Crossing, connecting it to the downtown Brunswick area. Area businesses embrace Brunswick's outdoor enthusiasm and several cater to bicycling and hiking. Another popular pastime in Brunswick is railroad spotting. Train enthusiasts flock to Brunswick every weekend to immerse themselves in Brunswick's one-time livelihood. Grant funding was recently used to build an observation deck along the tracks.

Brunswick's transportation history defined the town's existence from the very beginning. From the early days of trading posts, to the dawn of canal and railroad freight, to the beginning of mass transit, Brunswick continues to offer many transportation assets and commuting options. Approximately seven hundred commuters take advantage of the MARC train system daily, making Brunswick a leader in green mass transportation options. In addition, TransIT buses transport patrons to Frederick several times daily, although most people agree that more convenient travel times would be welcomed. Taxi services are also available throughout town. In the last few years, Brunswick officials have concentrated much effort on increasing greener bike and pedestrian travel throughout town. Despite these efforts, the area is still lacking in bike lanes and access for cyclers and pedestrians.

The condition of the roads in and around town can be considered a positive and a negative. Brunswick's gateway from Route 340 is wonderful, with landscaping, welcome signs, and ornamental lighting. This area is also filled with a series of aesthetically pleasing traffic circles, a great alternative to repeated traffic lights. Conversely, the City's southern gateway from the Route 17 bridge from Lovettsville, Virginia is something of an eyesore with the main view being the back of downtown buildings and the commuter parking lot, however the anticipated TOD development will shield the rear view of the buildings. Because of Brunswick's rolling hills and challenging topography, some feel the City is difficult to navigate with a lack of connectivity between roads and adequate street signage. Other general negative opinions about the condition of the City's roadways include maintenance issues both on private properties and public right-of-ways, lack of adequate or deteriorating sidewalks on major thoroughfares, a general lack of parking throughout the town, and lack of decorative streetscape lighting in many areas of town.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The City of Brunswick is arranged in a generally compact development style. Developed lots are, in most circumstances, less than a quarter of an acre in size. Newer developments consist generally of single-family residential homes, while the older sections of the City are usually a mix of styles including many different types of residential and non-residential uses.

Residential development accounts for the largest land use in the City. Most residential units are detached homes on small lots. Townhomes and duplexes also occur frequently in Brunswick, with multifamily structures occurring less frequently. In 2010 there were approximately 2,330 housing units in the City, with 77% being owner-occupied.

Commercial development is one of the smallest land uses in Brunswick. There are several areas in town where these uses are located, the largest being the Brunswick Shopping Center along Souder Road. This center draws a large amount of service-oriented employment. The commercial area along Potomac Street in downtown Brunswick is mixed use. Additional commercial uses are found along Petersville Road and at the far western side of Brunswick. The Brunswick Crossing development will add forty-five acres of mixed commercial/office space to serve future growth of the community.

The largest industrial land use in Brunswick is the railroad. This industry is the foundation of Brunswick, and at one time held most of Brunswick's employment. Now that Brunswick is no longer a major hub of railroad activity, employment opportunities have significantly decreased. Industrial employment located in the City is limited when compared to other areas of Maryland.

The Brunswick Mayor and Council recently voted to approve a Transit Oriented Development (TOD) overlay option for mixed use development in the downtown commercial core of Brunswick. The overlay option includes properties zoned for neighborhood business, central business, business transitional, and general commercial that are located within a one quarter mile area from the Brunswick train station. The goal of the TOD overlay option is to create compact development which encourages pedestrian access to the train station. An exciting project proposed by the Brunswick Station Development Company proposes to build a mixed use complex with forty-two condo units and seven ground level commercial units on property that sits adjacent to the Brunswick train station. This project is located at a prime location, the southernmost gateway of the City, and promises to encourage a renewed effort in downtown revitalization. City officials and staff are very excited about the opportunities the TOD overlay option create for revitalization and economic development.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

A positive quality of life for all residents is something Brunswick officials strive to provide.

The City of Brunswick is one of only three municipalities in Frederick County that has its own police force, meaning a faster response time for calls. The Brunswick Police Department is a ten-officer unit dedicated to keeping crime at bay and having a positive presence in the community. Brunswick is a peaceful town with little fluctuation in crime rates. Crimes the City does experience are consistently nuisance crimes including juvenile crimes, petty thefts, property destruction, and vandalism. The Brunswick Police Department is proud of their high case closure rate.

Brunswick has an elementary, middle, and high school within our own community. Frederick County Public Schools is one of the top employers in Brunswick, with many employees living within the community as well. The perception of lowered academic achievement throughout Brunswick schools from people outside of the community varies greatly from the reality. Brunswick schools are made up of a tight-knit group of teachers, students, and parents, and continually produce kids who excel in academics, athletics, and the arts. Unfortunately, while both the middle and high schools have had recent improvements to the physical structures, the elementary school infrastructure is aging.

There are ample community opportunities to experience artistic, cultural, and special events throughout the City. Downtown Brunswick boasts several cultural opportunities, the most significant being the Brunswick Railroad Museum. The C&O Canal Visitor Center is currently located adjacent to the museum, although budget cuts threaten to close the Visitor Center's doors. The City lacks an Arts and Entertainment designation, although it possesses a strong artist's community. Beans in the Belfry, a historic, rehabilitated church turned coffee house, is a successful adaptive reuse of space. The establishment has remained successful despite the economic downturn by offering an eclectic environment for refreshments, wi-fi access, and live entertainment. In addition, downtown events produced by Main Street, the City, and the Brunswick Area Recreation Council, provide cultural offerings in the form of bands, outdoor movies, and festivals celebrating the City's rich history.

Residents have access to a wide array of community resources including churches of every denomination, the Brunswick Food Bank, the Brunswick Senior Center, the Brunswick Ecumenical Assistance Committee On Needs (BEACON), a new state-of-the-art Frederick County Library, several private clubs, the Brunswick Family Campground, and the Municipal Pool and soon to be built Splash Park.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

Brunswick is located in the southern tip of Frederick County, directly adjacent to the Potomac River and the C&O Canal Tow Path. Natural resources abound in this corner of the County.

Brunswick is built on a series of rolling plateaus and their accompanying ravines, which define the shape of our neighborhoods. While picturesque in sight, these hills and valleys have created topographical issues throughout the City's history. Present day Brunswick contains over 2,300 acres of land, with over 100 acres being designated to parks and open space. While there are no parcels zoned agriculture within the City boundary, Brunswick does have a Forest Resource Ordinance (FRO), and does require compliance with the FRO for any development in the City limits. The City also makes efforts to plant street trees, as well as trees along stream banks, within the floodplain of the Potomac River, and in other sensitive areas owned by the City. The City conducted a tree canopy study in 2008 through grant funds obtained from the University of Maryland. In 2009, Frederick County awarded the City over \$41,000 to plant trees in conjunction with our FRO, and in 2010 the City was awarded \$29,000 from the Chesapeake Bay Trust to plant some 160 street trees throughout City limits.

The Potomac River is the most significant water resource in Brunswick, although several other tributary streams flow throughout town, eventually leading to the Chesapeake Bay. While most of the City's potable water is treated from surface water on the Potomac River, great care is taken to return approximately 80% of that treated water to the river. Generally speaking, water consumption in Brunswick households is less than the EPA estimated national average of 400 gallons per day, although more conservation is always needed. Efforts are currently underway to begin outreach programs to educate the community on reducing water consumption through the use of rain barrels, low-flow fixtures, etc.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Important strides have been made in Brunswick in recent years to increase awareness and efforts on reducing the community's carbon footprint.

Frederick County converted to single-stream recycling in recent years, and Brunswick adopted a mandatory recycling ordinance in the spring of 2009. Additionally, a business recycling program exists by way of a drop-off at the City's Public Works facility, however, this program is not mandatory at this time.

The City is proactive in our efforts to seek grants and funding opportunities towards green initiatives. A \$30,000 grant was obtained from the Maryland Energy Administration in 2011 that allowed for energy efficient upgrades to the HVAC units of two City buildings and lighting upgrades to three City facilities including City Hall and the Police Department. Additionally, the City has used grant funds to conduct a tree canopy study and plant numerous trees throughout town near streets, alleys, the river, and in open space.

In previous years, Brunswick Main Street has organized season long farmer's markets to promote local food growth and consumption, and currently the City does have a privately owned indoor bakery and farmer's market. Recently, the WasteNOT! group was formed by local citizens to promote green practices and availabilities in the area. An event promoting rain barrels, composting, and more is being organized by this group for this April. Another active volunteer group of citizens is currently planning a community garden.

Developers in Brunswick are getting on board with the City's green initiatives as well. Frederick County recently completed the Brunswick Branch Library constructed entirely from green products, while Brunswick Crossing is installing natural gas lines and all homes in that community are energy star certified.

Since 2002, the City has required the developers of both the Galyn Manor and Brunswick Crossing subdivisions to comply with International Dark Sky practices to lessen light pollution in those areas, and mercury street light bulbs throughout town are being replaced with high pressure sodium bulbs, as needed.

Additional efforts to reduce the City's carbon footprint exist through the opportunity for mass transit commuting; an effort to increase pedestrian and bicycling options in and around town; a Pesticide Policy passed in 2009 that emphasizes mechanical forms of weed treatment as opposed to spraying chemicals; and a text amendment to the City's zoning ordinance, passed in 2009, allowing solar panels to be installed on buildings and residences throughout the City. Officials are interested in adding a wind turbine ordinance in the future as well.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

It is difficult for Brunswick to comply with the stringent guidelines for stormwater regulations passed in 2010. The regulations prove very costly for development within a City where retaining a certain density in the urban center is a priority.

Since a heavy percentage of dwellings built in Brunswick are aged, they are lacking any means of stormwater control. Many areas of the City are without storm drains altogether.

The topography of Brunswick is that of a series of hills and ravines. The ravines prove to be natural holding areas for stormwater, therefore the City tries to retain those areas and maintain them with tree cover. Conversely, the hilly areas of town increase water run-off, and prove difficult for onsite water retention. While it is desirable for water run-off to be captured back into the Potomac River, a large rail yard sits between the City and the river, acting as a barrier. Water is transported underground below the tracks, but because of the size of the yard and the fact that the City does not own this land, increasing the underground system of pipes is not an easy endeavor.

The City requires new developments to incorporate a variety of green space in their plans to capture and maintain stormwater, however, this is sometimes a costly use of premium space in town.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

The City of Brunswick faces the same economic challenges as many other small municipalities.

Brunswick was established as a trading post in the early 1700s, and later served as a popular crossing point of the Potomac River. The C&O Canal reached town in 1838, and Brunswick served primarily as a canal town until 1888 when the railroad supplanted the water transportation system in importance. When the B&O Railroad decided to build a six mile long rail yard here, the town skyrocketed. By the 1890s Brunswick was a legitimate boomtown, the population having increased from 300 to over 3,000 during that period. The town flourished with activity as houses and businesses sprung up seemingly overnight. The town was self-supported with multiple groceries, restaurants, drug stores, department stores, movie theaters, and various other shops and establishments. The town of Brunswick enjoyed many decades of prosperity.

In the 1960s, however, the B&O Railroad decided to move their major yards to Cumberland, Maryland, and took with it most of the railroad jobs. Suddenly, the place that supported itself as a company town went to being a bedroom community with very little employment opportunities. The next forty years proved to be difficult ones on the community, as businesses folded and vacant storefronts remained. Grand houses became blighted due to neglect and the inability to afford improvements. Infrastructure began to fail and sidewalks began to crumble. Most Brunswick residents travelled outside of town for their everyday needs.

Brunswick has struggled since the decline of the railroad. A lot of efforts have been made towards City revitalization as a whole, but reestablishing the town as a vibrant City center has not been an easy task. Today there remains a lack of employment opportunities in the City. "Shop local" efforts exist, however most initiatives are met with the realization that residents continue to travel outside of Brunswick for their needs. While spending your dollars locally sounds like a solid plan for reinvestment, most residents feel it is cost prohibitive to do just that.

Many businesses have come and gone in Brunswick over the past several years. Efforts have been made by the City, Economic Development Commission, Greater Brunswick Area Chamber of Commerce, and Brunswick Main Street to bring new businesses to town, but the current state of the national economy prevents many of these businesses from remaining open for very long.

One exciting initiative Brunswick currently participates in is the Canal Towns Partnership. The Canal Towns Partnership is a collaboration of eight communities along the C&O Canal working together to promote tourism and economic development. Through a concentrated business development effort, the towns work to attract sustainable new businesses and expand existing ones to meet visitor expectations and needs. Currently, two Brunswick Council members serve on the board of this organization.

Another way the community works together to promote business endeavors in town is a partnership between the City, EDC, GBACC, and Main Street to create the Business 101 Program to educate and foster growth of existing businesses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

The Brunswick housing market consists of both new construction sales and resale of existing houses. As of February 2012 the average price per square foot for Brunswick was \$109, an increase of 3.8% compared to the same period last year. The median sale price for homes in Brunswick for November 2011 to January 2012 was \$162,000, based on 22 home sales. Compared to the same period one year ago, the median home sale price decreased by 15.6%, or \$30,000, and the number of home sales decreased 38.9%. There are currently 88 resale and new homes in Brunswick, including 10 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Brunswick was \$321,632 for the week ending February 8, 2012, which represents an increase of 1.8%, or \$5,809, compared to the prior week. Brunswick's homeownership rate is 77%, 10% higher than that of the national average.

While the economy has taken its toll on the housing industry nationally, Brunswick continues to grow with a variety of housing options. New construction includes townhomes, traditional and one-level single family units, neo-traditional single family units, and smaller villa-style homes designed with the aging consumer in mind. New townhomes in Brunswick are the lowest cost per square foot residential construction in Frederick County. The newly proposed Brunswick Station Development resides in a TOD overlay in the southernmost gateway of the City, and proposes a 42 condo unit mixed-use structure which will add an even more affordable new housing option for train commuters.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

The 2010 U.S. Census reported that the population of Brunswick is approximately 5,870, with 49% being male and 51% female. With the exception of data from the 2000 census, Brunswick's population has increased steadily since 1960. There has been an increase of over 2,315 residents in the City over the past 50 years; with projected development, that number will continue to increase.

All age groups are well represented in Brunswick. With the age breakdown remaining fairly consistent between the ages of 20-64, the largest percentage of the population is under 18 years old, or 27%. 9% of the population is over 65 years old. Brunswick residents are 86% white and 7% African American, with the remaining 7% being comprised of other races. 95% of the total population is made up of non Hispanic or Latino ethnicity.

The number of households has been steadily increasing in town since 1960, with an addition of over 1,000 households since that time. The number of persons per household, however, has been steadily decreasing, meaning a higher number of single-person households and families producing less children.

As a whole, 73.2% of the Brunswick population is employed, which is higher than the averages for Frederick County, the state of Maryland, and the United States as a whole. The median household income for Brunswick is \$60,756, which is substantially less than Frederick County's average, slightly less than the state of Maryland, and slightly more than the national average.

High school graduates make up the highest percentage of educational achievement in Brunswick at 61%. 5% of the population have associates degrees, with another 24% having a bachelor's degree or higher. 10% of residents have received no diploma.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The City of Brunswick is governed by a Mayor and six Council Members. The City Administrator oversees day to day operations of all City departments. The Grants Coordinator oversees all aspects of City grants including attending training sessions, researching opportunities, completing applications, requesting reimbursements, reporting, and overseeing individual project administration.

The Sustainable Community Workgroup consists of members of City government and staff, as well as representatives from the Economic Development Commission (EDC), Brunswick Main Street, the Greater Brunswick Area Chamber of Commerce (GBACC), and the Brunswick Ecumenical Assistance Committee On Needs (BEACON). The EDC is a City-commissioned organization which takes direction from the Mayor and Council. While Brunswick Main Street and GBACC are individual organizations, both have a Council Member liaison who acts as a bridge between the organization and City government. BEACON is a group of area church officials who tend to the spiritual, physical, and emotional wellbeing of members of the community through outreach programs such as the Brunswick Food Bank.

City officials and staff will manage the implementation of the Sustainable Community Action Plan.

Sustainable Community Workgroup Members include:

Carrie Myers, City of Brunswick Grants Coordinator – Chair
 Carroll Jones, City of Brunswick Mayor
 Karin Tome, City of Brunswick Council Member, member Frederick County Solid Waste
 Advisory Commission, Green Ambassador and Certified Green Homes Challenge
 Participant (Frederick County Sustainability Office)
 Rick Weldon, City of Brunswick City Administrator
 Bruce Dell, City of Brunswick Planning & Zoning Administrator
 Christina May, Brunswick EDC Chair & Pleasants Development Marketing & Community
 Relations Director
 Michael Sparks, Brunswick Main Street Executive Director
 Abbie Ricketts, GBACC Secretary
 Anjel Scarborough, BEACON Member

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

City of Brunswick officials have much experience in administering revitalization plans and projects.

In 2005, City officials formed a planning team comprised of members of both the local government and community, and produced the City's Community Legacy Plan. Since that time, the City has carried out many of the projects identified in that plan, utilizing both Community Legacy funds and other funding sources. The City has received four Community Legacy grants since 2006. In that year, \$100,000 was received to make paving and lighting improvements in the Brunswick Heights community of Brunswick. In 2007 a \$50,000 Community Legacy grant improved sidewalks along Brunswick Street, located in the oldest section of town, and heavily used by pedestrians for access to the City's post office. A 2009 grant for \$75,000 replaced a deteriorating set of stairs and retaining wall at an important gateway of the City. And a current, \$50,000 grant will completely revitalize the parking lot at City Hall, located at another important downtown gateway.

Additionally, Brunswick Main Street has determined buildings in need of repair, and worked with property owners to receive matching grant funds to make changes vital to the success of Main Street as a viable business community.

Since FY2004, when tracking began in earnest, the City of Brunswick has received approximately 60 grants worth over \$15,260,000 for various projects located throughout town. City staff has worked with grantors such as Maryland Department of Housing, both in the Community Legacy and Community Development Block Grant programs; Maryland Department of Natural Resources in the Waterway Improvement Fund, Program Open Space, and Community Parks and Playgrounds programs; Maryland Department of the Environment; Maryland State and Frederick County Arts Councils; the Chesapeake Bay Trust; Homeland Security; Frederick County Tourism Council; as well as several smaller grantors.

The members of the Brunswick Sustainable Community Workgroup helped to provide opinions and data research, while representing many diverse groups throughout the City. While it will be primarily the responsibility of City officials and staff to implement Sustainable Community projects, Brunswick Main Street will also have a hand in projects located within the downtown district.

The Sustainable Community Workgroup members view general economic factors as a challenge when trying to implement improvement plans such as those outlined in this plan. A decrease in the lack of available funding, along with more competitiveness over the available funds, will be a challenge the Workgroup works to overcome. The group will serve a positive role in getting several community organizations, with vested interest in a revitalized Brunswick, on the same page and working toward common goals. This coordinated effort will positively impact the community.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**C. Public Input:**

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

The Brunswick Sustainable Community Workgroup is comprised of representatives of several organizations well known as community stakeholders. Members of those organizations live, work, and volunteer in Brunswick.

An introduction to the Sustainable Community program was given at a public Mayor and Council Meeting on February 14, 2012, and an advertised public hearing was held at the March 13, 2012 Mayor and Council Meeting. The application was available for review during that meeting and at other times at City Hall.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. *Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)*

Brunswick has encouraged reinvestment and growth in the following ways:

- Developed a Community Legacy Plan in 2005 identifying needed improvements throughout the City.
- Consistently applied for and executed over thirteen million dollars worth of grants from Community Legacy, CDBG, and MDE to make infrastructure improvements to prepare the City for growth, and beautification improvements to enhance the community.
- Received Maryland Main Street status in 2004, and initiated a facade improvement grant program for businesses and buildings located in the downtown Main Street district.
- Added over seven hundred acres of land to the City through annexations in the past decade.
- Passed a Transit Oriented Development Ordinance to allow for mixed use developments in the downtown area.
- Completed an SGTP sidewalk improvement grant for sidewalks located within one quarter mile from the train station.

Brunswick has discouraged growth that degrades natural resources and rural landscapes in the following ways:

- While there are no parcels zoned agriculture in City limits, over 100 acres of designated parks and open space is continually maintained.
- Enacted a Forest Resource Ordinance and requires compliance from all developers.
- Conducted a tree canopy study and has planted hundreds of trees throughout town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

The City has made the following investments in community infrastructure:

- Obtained grant funding from CDBG and MDE to reline thousands of feet of sewer line.
- Obtained grant funding from SGTP, Community Legacy and CDBG to improve lighting and make sidewalk upgrades, including handicap accessible sidewalk curb cuts.
- Began a GIS mapping system of City water and sewer lines, man holes, and fire hydrants, to memorialize City systems, as well as prepare for future maintenance.
- Required developers to incorporate green space in plans to help capture and maintain stormwater.

The City has identified the following future goals:

- Continue to camera water and sewer lines and improve upon GIS mapping systems for City infrastructure, and identify needed areas of improvement, allowing City to be shovel-ready for upcoming grant applications.
- Continue to program funds in the City's Capital Improvement Plan budget to address infrastructure maintenance issues in a proactive manner, rather than reacting to infrastructure problems as they arise.
- Identify infrastructure grant projects that have the largest return on investment.
- Continue to locate grants and funding sources to address infrastructure and stormwater management issues facing challenges associated with proposed growth and proactive preparedness.
- Continue to require newly-annexed properties to connect to water and sewer, rather than rely on well and septic.
- Encourage "low-impact development" practices.
- Encourage the annexation of three businesses (Sheetz, McDonalds, and Lallo's Restaurant) in the City boundary, to connect to public water and sewer, alleviating the need for well and septic.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

The City has identified the following future goals:

- Continue to require developers to incorporate green space in plans to help capture and maintain stormwater.
- Continue to plant trees on City property and develop green space cut-outs in downtown area to retain stormwater.
- Continue to audit City-owned buildings and properties, and identify retrofit or grant programs to replace lighting, heating and cooling units, plumbing fixtures, etc. throughout buildings to improve energy usage.
- Increase efforts of City and citizen groups, including WasteNOT!, to educate public on usage of rain barrels, composting, recycling, and other green initiatives.
- Identify grant programs allowing City to distribute green products such as rain barrels, low-flow shower heads, etc. to residents.
- Create a program to work with City business owners on green education and retrofitting of buildings.
- Redevelop 'buy local' initiative, including offering seasonal farmer's market.
- Continue to seek grant/funding opportunities for street light retrofits.
- Purchase combination trash/recycling containers to situate through downtown and shopping centers.
- Encourage creation of community garden.
- Consider creation of a City-appointed Sustainability Commission.
- Examine expansion of business recycling program located at Public Works to include a residential drop-off site.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

While the City will act as the primary stakeholder in implementing all initiatives and projects noted in the Sustainable Community Action Plan, groups such as Brunswick Main Street, the Economic Development Commission, Greater Brunswick Area Chamber of Commerce, faith communities, WasteNOT!, and various other volunteer organizations will assist in determining goals and following through with projects to better the Brunswick community as a whole.

The BEACON will fulfill the critical role of continuing to assess the human service needs of the Brunswick community. The other identified groups are focused primarily on economic and employment issues, while BEACON will work with the group and City government to protect the needs of the less fortunate and vulnerable.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The City has identified the following key assets with which to build upon the Sustainable Community Plan's initiatives:

- Diversified housing market to attract a range of home buyers to the area.
- Natural recreational abilities including the C&O Canal towpath and Potomac River, and Canal Towns Partnership, to create walkable and bikeable communities encouraging an active lifestyle.
- A strong recreational events calendar to promote tourism and attract visitors.
- The Brunswick Railroad Museum and rich railroading history to promote tourism.
- A more than adequate supply of downtown vacant storefronts and buildings, and a Main Street program ready to receive and welcome new businesses and owners/investors.
- The MARC train mass transit opportunity for commuters.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

The City has identified the following ways to reuse or enhance the cultural and historical Main Street district of our community:

- Apply for an Arts and Entertainment District distinction.
- Develop a designated Visitor's Center in the Main Street district.
- Expand the Brunswick Railroad Museum's opening hours and displays.
- Work with building owners to create artists' studios and display areas for local artisans.
- Continue to identify and apply for grants promoting the arts in the downtown area.
- Work with area school system and college to establish a venue for satellite arts and continuing education classes in the downtown area.
- Continue to fund Brunswick Main Street program.
- Publicize the preservation efforts of the WB Tower and the construction of the new railroad viewing platform in railroad venues and publications.
- Continue to focus on City's heritage during yearly Railroad Days festival.
- Continue to invest in City's national pride in celebrating Veterans Day with City-sponsored parade.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

The City has identified the following ways to increase community access to green spaces and parks:

- Continue to actively participate with the Canal Towns Partnership to increase tourism and awareness of canal and towpath.
- Continue to host recreation events and maintain safe conditions in area parks and open spaces.
- Continue to plant trees in green spaces throughout City.
- Improve upon the signage system in the downtown area to increase walkability to canal and towpath.
- Designate bike lanes on highly travelled streets throughout the City and to make a connection between Brunswick Crossing trail system and C&O Canal Towpath.
- Encourage volunteer events for stream and ravine clean ups.
- Pursue businesses associated with trail, hiking, and biking activities to location in downtown Brunswick.
- Increase overall connectivity between trail system and downtown area.
- Invest in additional bike racks, air pumps, etc. to prepare for bicycle traffic.
- Incentivize homeowner sidewalk repair through City-assisted break up and collection of "old" sidewalks to increase safety and walkability of pedestrian thoroughfares.
- Explore developing an "Adopt-a-Road" program in town.
- Continue to partner with National Park Service on C&O Canal Steward program to maintain towpath in town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

While the City will act as the primary stakeholder in implementing all initiatives and projects noted in the Sustainable Community Action Plan, groups such as Brunswick Main Street, the Economic Development Commission, Greater Brunswick Area Chamber of Commerce, faith communities, WasteNOT!, and various other volunteer organizations will assist in determining goals and following through with projects to better the Brunswick community as a whole.

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IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The City has identified the following economic development projects to improve investment:

- Work with EDC, Main Street, and GBACC to develop and institute a structure to incentivize businesses to locate and stay in Brunswick, and adopt environmentally sustainable practices.
- Work with current and proposed business owners to develop "employ local" initiatives for job creation.
- Continue with EDC branding initiatives.
- Continue to accelerate the permitting review process and work with all proposed businesses to allow them to locate in Brunswick.
- Continue to offer programs through EDC, Main Street, and GBACC to educate and advise both current and prospective business owners on everyday business practices such as starting a business, best practices, marketing, etc.
- Proactively encourage large employers to locate satellite offices in Brunswick.
- Help current building and business owners identify physical improvements needed at their facilities to comply with City and County ordinances and codes.
- Develop alternative parking strategies in the downtown area to prepare for overcrowding when empty storefronts are filled.
- Develop a business cooperative buying program.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

The City has identified the following workforce development practices to increase jobs and economic opportunities:

- Continue the practice of not imposing additional taxes on businesses located in the City.
- Proactively encourage large employers to locate satellite offices in Brunswick, including those that employ special needs populations.
- Continue to encourage mixed use development project in Brunswick.
- Continue to accelerate the permitting review process and work with all proposed businesses to allow them to locate in Brunswick.
- Continue to offer programs through EDC, Main Street, and GBACC to educate and advise both current and prospective business owners on everyday business practices such as starting a business, best practices, marketing, etc.
- Continue to support Brunswick Main Street program with goal of bringing new businesses downtown.
- Continue to support plans for Brunswick Station TOD project and Brunswick Crossing commercial establishments to increase job availability.
- Continue to work closely with the County Office of Economic Development and State Department of Business and Economic Development to enhance and expand current efforts. City EDC is already involved in a number of joint efforts with the County OED such as the Business Appreciation Week visits and the Annual Real Property tour and presentation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

The City of Brunswick is not impacted by the Base Re-alignment and Closure activities in Maryland.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

While the City will act as the primary stakeholder in implementing all initiatives and projects noted in the Sustainable Community Action Plan, groups such as Brunswick Main Street, the Economic Development Commission, Greater Brunswick Area Chamber of Commerce, faith communities, WasteNOT!, and various other volunteer organizations will assist in determining goals and following through with projects to better the Brunswick community as a whole.

The BEACON will fulfill the critical role of continuing to assess the human service needs of the Brunswick community. The other identified groups are focused primarily on economic and employment issues, while BEACON will work with the group and City government to protect the needs of the less fortunate and vulnerable.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

The City has made the following advances in expanding housing initiatives for all residents:

- Adopted a Fair Housing Ordinance in February 2011.
- Offered a variety of new construction homes in the Brunswick Crossing subdivision including single-family, townhomes, and accessible-living villas.
- Approved a Transit Oriented Development overlay option for downtown properties planning to develop mixed-use projects to include small condo units, a housing unit not currently readily available in Brunswick.
- Replaced over 100 curb cuts throughout the City for handicap accessibility.
- Practiced consistent Code Enforcement on houses and properties in need of improvements.
- Continually supported Brunswick Senior Center, located in a City-owned building.

The City has identified the following way to expand housing initiatives for all residents in the future:

- Continue to expand on Code Enforcement of houses and properties in need of improvements, including providing additional training opportunities for staff.
- Identify funding sources available to assist in re-writing outdated City ordinances.
- Explore possibility of City adopting International Property Maintenance Codes.
- Develop programs to educate residents on green building codes and options.
- Identify Low-Moderate Income areas of the City to prepare for future funding opportunities.
- Develop housing programs to educate residents about responsible home ownership practices.
- Develop housing programs to assist residents with home buying closing costs.
- Continue plans for a 100-unit Assisted Living facility in the Brunswick Crossing subdivision.
- Continue to encourage Main Street and the EDC to keep an up-to-date database of properties available to rent or own.
- Work with Habitat for Humanity or/ Interfaith Housing to obtain and renovate properties for affordable housing options.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

The City has identified the following ways in which housing initiatives will assist with transportation options:

- Brunswick Crossing trail system consisting of 26 miles of paved trails and walkways connects the development to the downtown historic district of Brunswick, and eventually will continue to the towpath.
- Potomac Station mixed-use development will develop condos and commercial units less than one block from MARC train station.
- Proposed Brunswick Crossing Marketplace project located within housing development will increase walkability to convenient shopping, including a grocery store.
- Brunswick Main Street's continued efforts in downtown historic revitalization and Canal Town's initiatives will increase foot and bike traffic in the downtown shopping and recreation areas.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

The City would like to increase the overall number of units associated with affordable workforce housing, rental and homeownership by 10%. The City plans to accomplish this task in the following ways:

- Continuing with the Potomac Station mixed-use development proposing affordable condo units and commercial spaces.
- Continuing with the build out of the Brunswick Crossing townhomes, which currently have the lowest price per square foot new construction townhomes in Frederick County.
- Continue with build out of Brunswick Crossing fully-accessible villas.

The City expects all residents, especially those with low-moderate income, as well as residents with a physical or mental handicap, will be able to take advantage of affordable housing options.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

While the City will act as the primary stakeholder in implementing all initiatives and projects noted in the Sustainable Community Action Plan, groups such as Brunswick Main Street, the Economic Development Commission, Greater Brunswick Area Chamber of Commerce, faith communities, WasteNOT!, and various other volunteer organizations will assist in determining goals and following through with projects to better the Brunswick community as a whole.

The BEACON will fulfill the critical role of continuing to assess the human service needs of the Brunswick community. The other identified groups are focused primarily on economic and employment issues, while BEACON will work with the group and City government to protect the needs of the less fortunate and vulnerable.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

The City envisions the following projects to strengthen the transportation network in town:

- Addition of more trails to increase connectivity and flow from outlying areas into downtown district.
- Addition of bike lanes and racks on main thoroughfares and at shopping destinations to increase non-motorized transportation and bike safety.
- Continue with Maryland State Highway Association proposed Phase II of Souder Road sidewalk project to connect middle and high school complex with Souder Road shopping center.
- Continue to work with TransIT to increase the number of bus stops and establish better bus stop times to accommodate more riders.
- Continue to work with MARC to improve ridership and reliability of train schedules.
- Develop a ride-share program for commuters who do not wish to utilize mass transit options.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The City has identified the following connections to transportation centers:

- MARC train station located in downtown Brunswick. Over 700 commuters take advantage of this amenity daily.
- Brunswick Crossing trail system offers commuters the option to bike to the MARC train station for mass transit commuting option.
- Council recently approved a Transit Oriented Development overlay option for non-residential properties located within one quarter mile from the MARC train station.

The Potomac Station mixed-use development project is currently in the early stages of planning. This project, located within one block of the MARC train station, will develop 42 condo units and seven commercial store fronts, creating both the option for mass transit usage and jobs in the downtown area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

While the City will act as the primary stakeholder in implementing all initiatives and projects noted in the Sustainable Community Action Plan, groups such as Brunswick Main Street, the Economic Development Commission, Greater Brunswick Area Chamber of Commerce, faith communities, WasteNOT!, and various other volunteer organizations will assist in determining goals and following through with projects to better the Brunswick community as a whole.

The BEACON will fulfill the critical role of continuing to assess the human service needs of the Brunswick community. The other identified groups are focused primarily on economic and employment issues, while BEACON will work with the group and City government to protect the needs of the less fortunate and vulnerable.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

The City has identified the following desirable outcomes for the Action Plan:

- Downtown revitalization including fewer vacant storefronts, improved building facades, more appropriate businesses locating in town, and business longevity.
- Adaptive reuse of downtown buildings.
- Vibrant development of A&E district and artistic opportunity.
- Increased economic vitality for all commercial areas throughout the City.
- Job creation and retention.
- Increased quality of life and community pride for all residents and visitors.
- Increased tourism initiatives.
- Increase in green programs and product usage by government, businesses, and residents to reduce carbon footprint.
- Continued improvements of stormwater management practices.

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

The City has identified the following benchmarks to be used as progress measures:

- Decrease in percentage of vacant storefronts.
- Number of new jobs created.
- Number of new businesses opened.
- Increase in number of visitors to Brunswick.
- Increase in number of residents in Brunswick.
- Increase in home sales in Brunswick.
- Number of trees planted throughout Brunswick.
- Number of programs initiated for green education.
- Number of programs initiated for economic and business development.
- Increased MARC train ridership from Brunswick.
- Number of businesses staying in Brunswick.
- Stabilization of assessed property values.
- Increase in average median income.
- Decrease in crime rate.
- Decrease in number of food bank patrons, free and reduced lunches distributed.
- Increase in graduation rate and college attendance rate.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date